060.0	0003	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	744,600 / 744,600
					USE VALUE:	744,600 / 744,600
					ASSESSED:	744,600 / 744,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		RESERVOIR RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BIALACH ELIZABETH & JAN
Owner 2:	
Owner 3:	
Street 1:	11 RESERVOIR ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .145 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Aluminum Exterior and 1764 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6326.000	308,900	8,900	426,800	744,600
Total Card	0.145	308,900	8,900	426,800	744,600
Total Parcel	0.145	308,900	8,900	426,800	744,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 422.11 /Parcel: 422.11

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 39737

GIS Ref

GIS Ref

Insp Date 03/06/09

!5247!

PREVIOUS ASSESSMENT

Parcel ID: 060.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	308,900	8900	6,326.	426,800	744,600		Year end	12/23/2021
2021	101	FV	300,100	8900	6,326.	426,800	735,800		Year End Roll	12/10/2020
2020	101	FV	300,200	8900	6,326.	426,800	735,900	735,900	Year End Roll	12/18/2019
2019	101	FV	233,800	9300	6,326.	420,700	663,800	663,800	Year End Roll	1/3/2019
2018	101	FV	233,800	9300	6,326.	323,200	566,300	566,300	Year End Roll	12/20/2017
2017	101	FV	233,800	9300	6,326.	304,900	548,000	548,000	Year End Roll	1/3/2017
2016	101	FV	233,800	9300	6,326.	280,500	523,600	523,600	Year End	1/4/2016
2015	101	FV	221,100	9600	6,326.	262,200	492,900	492,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	01:52:23

LAST REV

Date	Time
03/19/09	11:10:53
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 5247

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WRIGHT BRUCE	26311-14		5/13/1996		1	No	No	A	

USER DEFINED

Prior Id # 1:	39737
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/8/1994	598	Manual	1,500					WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
3/6/2009	Measured	372	PATRIOT
1/13/2000	Mailer Sent		
1/10/2000	Measured	163	PATRIOT
5/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6326		Sq. Ft.	Site		0	70.	0.96	6									426,847						426,800	

Total AC/HA:	0.14522	Total SF/SM:	6326	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	426,847	Spl Credit		Total:	426,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	2 - Clapboard	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.24523807
Const Adj.:	0.98000199
Adj $ / SQ:	164.745
Other Features:	87500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	419742
Depreciation:	110812
Depreciated Total:	308930

COMMENTS

BK:21390 PG:291 643-7397.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	6	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	6	M
Totals			
1	10	6	

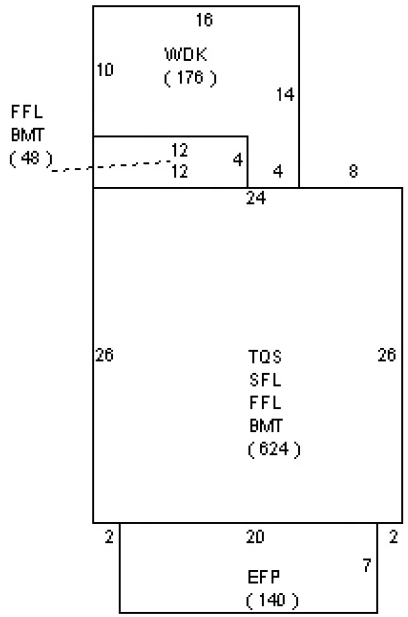
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	164.75
Special Features:	0	Val/Su Net:	112.25
Final Total:	308900	Val/Su SzAd	175.11

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	672	49.420	33,213
FFL	First Floor	672	164.750	110,709
SFL	Second Floor	624	164.750	102,801
TQS	3/4 Story	468	164.750	77,101
WDK	Deck	176	11.450	2,015
EFP	Enclos Porch	140	45.740	6,403

Net Sketched Area:	2,752	Total:	332,242
Size Ad	1764	Gross Area	2908	FinArea	1764
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 060.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	16X16	A	AV	1980	6.78	T	31.2	101			1,200			1,200
A2	WOOD SHD	D	Y	1	10X12	A	AV	1980	7.67	T	31.2	101			600			600
11	Pool-Vinyl	D	Y	1	16X32	A	AV	1990	18.09	T	23.2	101			7,100			7,100

More:	N	Total Yard Items:	8,900	Total Special Featues:		Total:	8,900